

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
78 -80		RIVER ST, ARLINGTON

## OWNERSHIP

Owner 1:	MEAGHER ROBERT F & NANCY L		
Owner 2:			
Owner 3:			
Street 1:	80 RIVER ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2444 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,200	Spl Credit	Total:	451,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

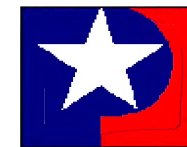
Total Card /

Total Parcel

**1,073,500**

**1,073,500**

**1,073,500**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	28669
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2015	Permit Insp	PC	PHIL C
5/12/2009	Measured	189	PATRIOT
10/26/2000	Hearing Chag	163	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		KM	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4800.000	616,500	5,800	451,200	1,073,500		28669
							GIS Ref
							GIS Ref
Total Card	0.110	616,500	5,800	451,200	1,073,500	Entered Lot Size	GIS Ref
Total Parcel	0.110	616,500	5,800	451,200	1,073,500	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		439.24	/Parcel: 439.24	Land Unit Type:	05/10/20

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	616,500	5800	4,800.	451,200	1,073,500		Year end	12/23/2021
2021	104	FV	588,400	5800	4,800.	451,200	1,045,400		Year End Roll	12/10/2020
2020	104	FV	588,300	5800	4,800.	451,200	1,045,300	1,045,300	Year End Roll	12/18/2019
2019	104	FV	430,400	5800	4,800.	479,400	915,600	915,600	Year End Roll	1/3/2019
2018	104	FV	430,400	5800	4,800.	349,700	785,900	785,900	Year End Roll	12/20/2017
2017	104	FV	403,500	5800	4,800.	304,600	713,900	713,900	Year End Roll	1/3/2017
2016	104	FV	403,500	5800	4,800.	259,400	668,700	668,700	Year End	1/4/2016
2015	104	FV	359,200	5900	4,800.	253,800	618,900	618,900	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

